



8 Hassall Road
ST7 2HQ
£600,000



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STEPHENSON BROWNE

BEAUTIFULLY PRESENTED, FULLY MODERNISED & EXTENDED DETACHED DORMER BUNGALOW WITH SOUTH WESTERLEY PRIVATE GARDENS. - A three bedroom, detached dormer bungalow enjoying a pleasant, non-estate position on a sought-after, established thoroughfare within the heart of Alsager. The bungalow has undergone a vast programme of improvement works by the current owner, including extension to the rear.

In brief the property comprises: Entrance hall, lounge having double doors to the kitchen, a fully refitted kitchen with an array of integrated appliances, dining/family area having bi-fold doors opening out to the rear garden, principal bedroom to the ground floor with vaulted ceiling and access to the en-suite bathroom. A further double bedroom and downstairs WC/utility room completes the ground floor. To the first floor, an additional double bedroom and four piece bathroom suite are located, together with a study and separate store offering great potential for a fourth bedroom (subject to the usual permissions).

Externally, the property benefits from ample off road parking, a detached double garage with power and mature gardens to the rear enjoying a private and south-westerly aspect.

To fully appreciate the property's position, well planned and beautifully presented accommodation, early viewing is strongly recommended.



Entrance Hall

Two modern cast iron radiators. Doors to all rooms. Storage cupboard with telephone point.

Bedroom Two

12'8" x 12'3"

Modern cast iron radiator. Double glazed window to the front elevation.

Downstairs WC/Utility

9'0" x 5'6"

Three piece suite comprising a low level WC, vanity wash hand basin with mixer tap, splashback tiling and storage cupboard below, and a bidet. Partly tiled walls. Modern cast iron radiator. Integrated washing machine.

Lounge

17'0" x 13'9"

Two modern cast iron radiators. Adam's style fireplace with electric fire. TV aerial and telephone points. Double glazed window to the front elevation.

Kitchen Diner/Family Room

Kitchen Area

15'8" x 10'10"

A range of wall, base and drawer units with Quartz work surfaces over incorporating an Innova Belfast style sink with drainer and mixer tap. Integrated Samsung induction hob with Lamona extractor canopy over. Integrated Samsung dual single ovens. Integrated dishwasher. Integrated 50/50 fridge freezer. Modern cast iron radiator.

Dining/Family Area

15'11" x 11'7"

Bi-fold doors opening to the rear garden. Two modern cast iron radiators. Velux skylight. TV aerial point. Telephone point.

Inner Hall

Modern cast iron radiator. Double glazed frosted window to the side elevation. Stairs to the first floor. Door into:-

Principal Bedroom

15'11" x 11'2"

Two modern cast iron radiators. Double glazed window to the rear elevation. Vaulted ceiling.

En-Suite Bathroom

8'9" x 7'0"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboards below, and a freestanding bath with mixer tap having rinser attachment. Half tiled walls. Double glazed frosted window to the side elevation.



First Floor Landing

Doors to all rooms.

Study

6'0" x 5'3"

Single panel radiator. Door into:-

Storage Room

7'4" x 5'3"

Single panel radiator.

Shower Room

8'11" x 6'11"

Four piece suite comprising a double shower cubicle with rainfall shower having rinser attachment, a vanity wash hand basin with mixer tap and storage cupboard below, a low level WC with push button flush and a bidet. Heated towel rail. Partly tiled walls. Velux skylight. Door into eaves storage.

Bedroom Three

16'2" x 10'3"

Two Velux skylights. Single panel radiator. TV aerial point. Loft access point.

Detached Double Garage

17'10" x 15'4"

Composite door to the side. Two double glazed windows to the rear. Double split opening door to the front. Power and lighting.

Externally

The property is accessed via a shale driveway providing ample off road parking for numerous vehicles. Fenced and hedged boundaries. Access gate opening to the rear garden leading to a further shale area to a detached double garage. The mature garden is mainly laid to lawn with paved patio area providing ample space for garden furniture, also having a range of trees, shrubs and plants. Fenced boundaries.

NB: Tenure

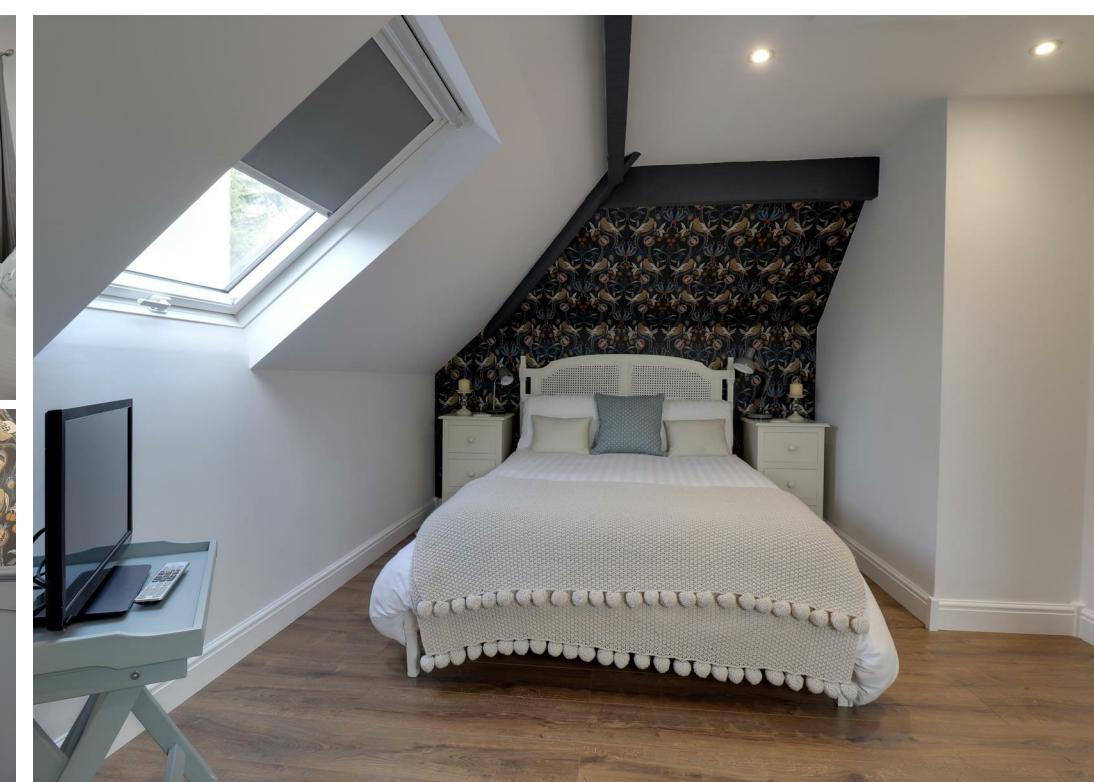
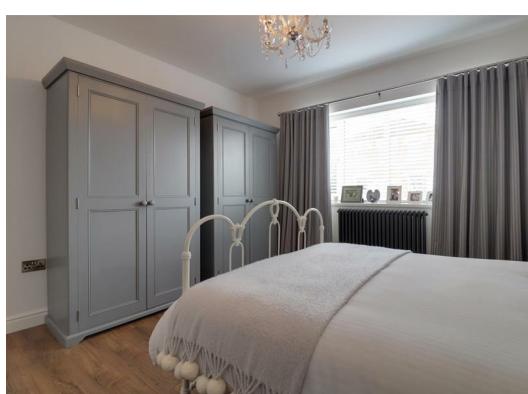
We have been advised that the property tenure is **FREEHOLD**, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is D.

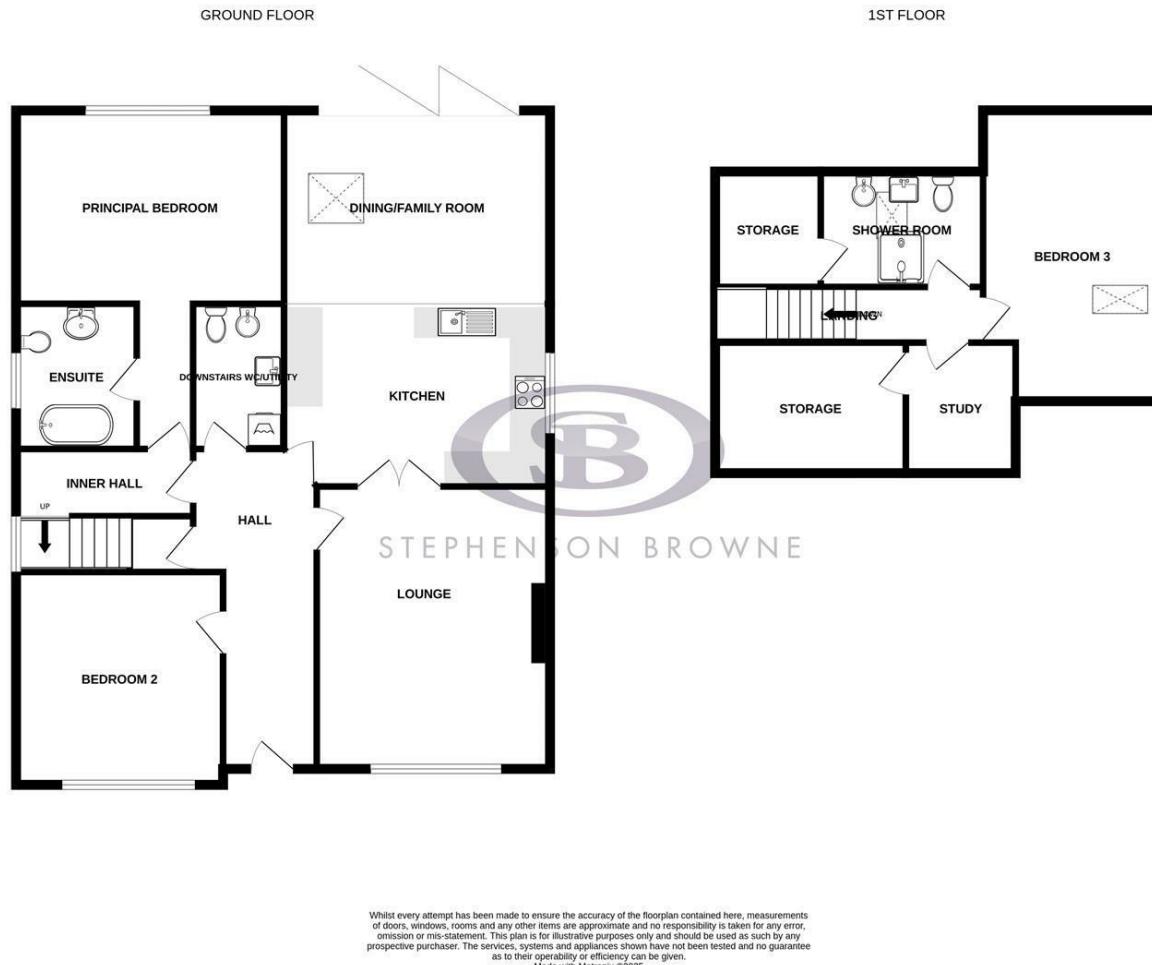
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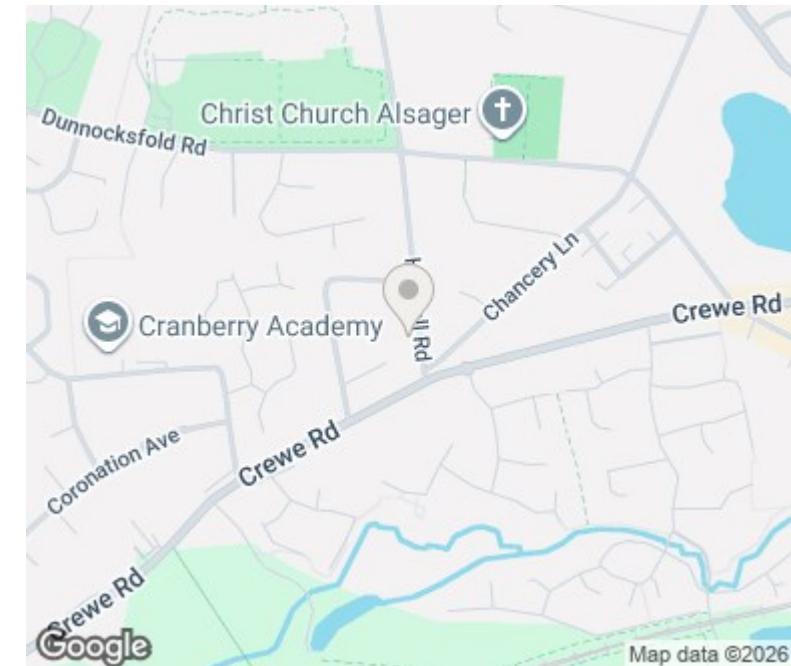




Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	73
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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